DECISION NOTICE

Section 126 of the *Planning, Development and Infrastructure Act 2016*

TO THE APPLICANT:

Name: The Cliffs Kangaroo Island Pty Ltd
Postal address: n/a
Email: sam@thecliffs.com.au

IN REGARD TO:

Development application no: 520/P009/17	Declaration: 19 February 2014
Nature of proposed development: Permanent Clubhouse – Building Certification – Final Development authorisation	

LOCATION OF PROPOSED DEVELOPMENT:

Street address: Davies and Cathers Road, Pelican Lagoon
Full project (plan/parcel) details are contained in the *Government Gazette* 10 April 2025

DECISION:

Decision type	Decision	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision
Provisional development authorisation	GRANTED	18 February 2016	20	-	Governor of South Australia
Stage 2 – Water Storage Dam – variation plans	GRANTED	9 September 2024	NIL	-	FMG Engineering
Stage 2 – Water Storage Dam– Building Certification	GRANTED	13 August 2024	NIL	-	Katnich Dodd
Stage 2 –Water Storage Dam – Development Authorisation	GRANTED	9 September 2024	21	-	Minister for Planning
Stage 3 – Clubhouse – Final Plans	GRANTED	9 May 2025	22	-	Minister for Planning
Stage 3 – Clubhouse – Minor Variation	GRANTED	19 May 2026	22	-	Minister for Planning
Stage 3 – Clubhouse – Building Certification	GRANTED	1 June 2026	1	-	Katnich Dodd
Stage 3 – Clubhouse – Development Authorisation	GRANTED	4 August 2026	23	-	Minister for Planning

FROM THE RELEVANT AUTHORITY: Minister for Planning
Date: 4 August 2026



ROBERT KLEEMAN
MANAGER, CROWN AND IMPACT ASSESSMENT
as delegate of the
MINISTER FOR PLANNING

PREAMBLE:

- On 18 February 2016 notice of the Governor's decision to grant a development authorisation under section 48 of the *Development Act 1993*, in respect of a proposal to establish and operate a golf course resort on the south eastern coast of Kangaroo Island by Programmed Turnpoint Pty Ltd, was published in the Gazette at p 535.
- Variations to the development authorisation were notified in the SA Government Gazette on 30 May 2017 at p 1956 (related to modifications to the layout of the development), on 21 March 2019 at p 904 (related to a 12 month extension of time to commence construction), on 6 June 2019 at p 1721 (related to modifications to the layout of the development), on 7 November 2019 at p 3738 (related to changes to conditions of authorisation requirements for the staging of construction) and on 2 July 2020 at p 3724 (related to a 12 month extension of time to commence construction).
- On 8 April 2021, The Cliffs Kangaroo Island Pty Ltd, being the beneficiary of the development authorisation, sought a variation to the authorisation so as to permit modifications to the layout of the development.
- On 24 June 2021, the Minister for Planning and Local Government approved the variation, having been satisfied that the Public Environmental Report and Assessment Report prepared in relation to the varied Major Development remained appropriate.
- For ease of reference the conditions attached to the Kangaroo Island Golf Course Resort development previously published in the Gazette are republished below, except where varied by subsequent decision.
- On 18 May 2022, a six-month extension of time to substantially commence construction was granted by the delegate of the Minister for Planning.
- On 20 and 21 October 2022, detailed plans for the construction of a 35ML water storage dam and maintenance facility were submitted for final approval (identified as Stages 2 and 3 respectively). These were approved by the delegate of the Minister for Planning on 11 November 2022.
- On 11 November 2022, an additional six-month extension of time to substantially commence construction was approved by the delegate of the Minister for Planning.
- On 22 November 2022, a proposal plan was lodged for a division of land (boundary realignment) under DA 520/D010/22. This plan was referred to Kangaroo Island Council, the Coast Protection Board, SA Water Corporation and Native Vegetation Unit (DEW) for comment. No objection was raised.
- On 13 February 2023, Stage 2 Building certification documents were provided by Katnich Dodd for the construction of the water storage dam.
- On 14 February 2023, the delegate of the Minister for Planning approved a variation to the development authorisation under s.115(8) of the *Planning, Development and Infrastructure Act 2016.*
- On 13 August 2024, amended Stage 2 plans and certified building documents were provided seeking a variation to the previously approved water storage dam (which now has a capacity of 60 ML).
- On 9 September 2024, the delegate of the Minister for Planning approved a variation to the development authorisation under s.115(8) of the *Planning, Development and Infrastructure Act 2016.*
- On 29 January and 10 April 2025, the declaration was amended to account for changes to the project area (and title/parcel descriptions) and to assign certain development elements to specific land.
- On 11 February 2025, URPS submitted final plans and associated technical appendices for the clubhouse.
- On 9 May 2025, the delegate of the Minister for Planning approved a variation to the development authorisation under s.115(8) of the *Planning, Development and Infrastructure Act 2016.*
- On 7 May 2026, URPS submitted minor revisions for the clubhouse, storage shed and overall layout.
- On 19 May 2026, the delegate of the Minister for Planning approved a minor variation to the development authorisation.
- On 1 June 2026, the Stage 3 Building certification documents were provided by Katnich Dodd for the construction of the permanent clubhouse building and related works (i.e. storage shed, carpark etc).
- On 4 August 2026, the final development authorisation for the permanent clubhouse and related works were granted a final development authorisation.

CONDITIONS OF APPROVAL:

1. Except where minor amendments may be required by other legislation or by conditions imposed herein, the construction, operation, use and maintenance of the major development must be undertaken in accordance with the approved plans and details, drawings, designs and specifications:

   (a) Development Application, prepared by Programmed Turnpoint Pty Ltd, dated April 2014, except as varied by the conditions listed below or to the extent that they are varied by the plans and drawings described in paragraph 1 (d-h);

   (b) Public Environmental Report, prepared by Programmed Turnpoint Pty Ltd, dated April 2015, except as varied by the conditions listed below or to the extent that they are varied by the plans and drawings described in paragraph 1 (d-h);

(c) Response Document prepared by Branford Planning + Design on behalf of Programmed Turnpoint Pty Ltd, dated August 2015, except as varied by the conditions listed below or to the extent that they are varied by the plans and drawings described in paragraph 1 (d - g);

(d) Variation application, comprising a letter from Kangaroo Island Links Pty Ltd to the Minister for Planning, dated 26 April 2017; document titled 'Development Update – Kangaroo Island Resort, Located at Pennington Bay, Kangaroo Island South Australia' prepared by Kangaroo Island Links Pty Ltd, dated 23 February 2017; and layout plan dated 27 March 2017, except as varied by the conditions listed below or to the extent that they are varied by the plans and drawings described in paragraph 1 (e - g);

(e) Variation application, comprising a letter from Sinclair Brook Pty Ltd to the Department of Planning, Transport and Infrastructure, dated 5 March 2019; document titled 'The Cliffs, Kangaroo Island – Master Plan' prepared by HASSELL, dated 18 January 2019; and document titled 'The Cliffs, Kangaroo Island – Comparison Report' prepared by HASSELL, dated 28 February 2019, except as varied by the conditions listed below or to the extent that they are varied by the plans and drawings described in paragraph 1 (f - g); and

(f) Variation application, comprising a letter from Sinclair Brook Pty Ltd to the Department of Planning, Transport and Infrastructure, dated 9 September 2019, except as varied by the conditions listed below or to the extent that they are varied by the plans and drawings described in paragraph 1 (g); and

(g) Variation application, comprising a letter from URPS to the Attorney General's Department, dated 8 April 2021, and attached plan dated 25/03/2021; and

(h) Submission of final plans for the water storage dam and maintenance facility (refer Attachment 1); and

(i) Variation application, comprising a land division proposal plan prepared by Steed Surveyors, being plan reference 13144P1.3 dated 31 October 2022, lodged on EDALA under DA 520/D010/22 on 22 November 2022; and

(j) ~~Final building certification documents for Stage 2 (refer documentation from Katnich Dodd).~~and

(k) Variation application, a letter from URPS dated 13 August 2024, with attached FMG Engineering plans for 60ML dam and pump shed plans from Kauppila Builders and Apex Engineering Group, Building Consent notice from Katnich Dodd Building Certifiers dated 13 August 2024 and Irrigation Layout and Control Wiring Plans prepared by Ways With Water Pty Ltd; and

(l) Variation application, comprising final architectural drawings for the clubhouse prepared by Walter Brooke dated 7 February 2025; Bushfire Management Strategy by BSP Design PL dated 5 February 2025, Stormwater Management Plan by FMG dated 31 January 2025; Landscape Design by Oxigen dated February 2025; Traffic and Parking Report by CIRQA dated 11 February 2025; Construction Environmental Management Plan prepared by FMG dated 31 January 2025; and Waste Management and Minimisation Plan by CIRQA dated 7 February 2025 and

(m) Minor variation to clubhouse, storage shed and site arrangements, comprising final architectural drawings for the clubhouse prepared by Walter Brooke Drawings WD-0-000 Rev A to WD-8-200 Rev A (various) dated 7.11.25 – Stage 2 BRC (26 Sheets); FMG Clubhouse Structural Drawings S000-S051 dated 17.11.25 (12 Sheets); FMG Storage Shed Structural Drawings S300-S302 Rev P2 dated 7.11.2025 (4 Sheets); FMG General Construction Sheets – Site Layout dated 14.4.26 (4 Sheets); Fluid Environmental PL Wastewater System Layout Project No 23.058 dated 6.6.25; and Landscape Design by Oxigen dated 23.09.25 (including Drawing 101 Rev P); and

(n) Submission of certified building plans for the permanent clubhouse and associated works (refer Attachment 1 – Katnich Dodd issued building certification dated 1 June 2026)

2. The proponent shall have completed the development not later than 30 June 2027, failing which the authorisation may be cancelled (unless otherwise extended by the Minister for Planning).

3. In accordance with Conditions 1 and 2 above, the development shall be completed in accordance with the following, failing which I may cancel the authorisation:

(a) Essential infrastructure works, including power and water supply to the site, shall be completed prior to any other works (excluding works related to the construction of the golf course), and be substantially commenced no later than 30 June 2023.

(b) Works on the golf course shall be completed prior to the commencement of any residential development on the site, excluding land division for that purpose.

(c) The clubhouse and tourist accommodation must be commenced within 12 months of completion of the golf course.
(d) All external and internal road upgrades, including intersection works and car parking areas, shall be commenced and completed prior to occupation of development on the site, and prior to commencing commercial operations.

Prior to the Commencement of Construction Works

4. The junction of Hog Bay Road and Davies Road shall be realigned to a standard that is trafficable for construction traffic and to the reasonable satisfaction of the Department of Planning, Transport and Infrastructure and the Kangaroo Island Council. A Construction Traffic Management Plan shall be prepared to the reasonable satisfaction of the Department of Planning, Transport and Infrastructure and the Kangaroo Island Council, prior to construction commencing on site.

The following information shall be submitted for further assessment and approval by the Minister for Planning, prior to the commencement of construction works:

5. Building Rules compliance, following assessment and certification by a private certifier, the Kangaroo Island Council or by a person determined by the Minister for Planning, as complying with the provisions of the Building Rules (or the Building Rules as modified according to criteria prescribed by the Development Regulations 2008). For the purposes of this condition 'building work' does not include plant and equipment or temporary buildings that are not permanently attached to the land (refer to relevant Advisory Notes below).

6. Final detailed plans for all structures on site and for each component of the development (including site plans, floor plans, elevations, cross-sections, rendered perspectives, final golf course layout and other relevant specifications). The final design specification for the golf course Hole 14 shall address the requirements for a 'Line of Sight Exclusion Zone' related to the White-bellied Sea Eagle, as detailed in the report titled - 'Kangaroo Island Golf Resort: Threatened Species Management Plan', prepared by EBS Ecology, dated 27 March 2019.

   In regard to the golf course, individual construction works plans for holes 1-4, 7-9, 12-16 and 18 and the practice putting green, prepared by a suitably qualified expert in environmental management and in consultation with the Department for Environment and Water, prior to the construction of each hole. Each work plan should identify areas of risk and specific management measures to be implemented in relation to cliff stability, sand dune erosion, threatened species, Aboriginal heritage and native vegetation protection (where relevant).

7. A Preliminary Site Investigation / Site History Report to determine whether a potentially contaminating land use has occurred on the site in the past, prepared in consultation with the Environment Protection Authority.

8. A sand drift erosion and cliff stability investigation shall be completed, in consultation with the Department for Environment and Water, and findings included into the final design of the golf course.

9. A Construction Environmental Management and Monitoring Plan (CEMMP), prepared in consultation with the Environment Protection Authority, the Department for Environment and Water and the Kangaroo Island Council. The CEMMP must incorporate measures to address (but not be limited to) the following matters:

   (a) traffic management for the duration of demolition and construction;
   (b) construction and works noise management to ensure compliance with the Environment Protection (Noise) Policy 2007;
   (c) management of air quality (including odour and dust);
   (d) sequencing of development (including construction timelines for works on site, as well as periods and hours of construction);
   (e) occupational health and safety matters;
   (f) bio-security and wash down procedures to minimise the transfer of pests and pathogens during the construction process;
   (g) soils (including fill importation), stockpile management and prevention of soil contamination (such as from chemical use and storage, pest plants and pathogens);
   (h) soil erosion and sediment control (including rehabilitation and stabilisation of land as construction progresses);
   (i) stormwater management, prior to implementation of a permanent solution;
   (j) groundwater (including prevention of groundwater contamination);
   (k) site contamination and remediation (where required);
   (l) Aboriginal Heritage to ensure compliance with the Aboriginal Heritage Act 1988;
   (m) waste management for all waste streams and overall site clean-up;

(n) use and storage of chemicals, oil, construction-related hazardous substances and other materials that have the potential to contaminate the environment (including proposed emergency responses); and
(o) site security, fencing and safety (including the management of public access and local traffic).

10. An Integrated Water Management Plan (IWMP), prepared in consultation with the Environment Protection Authority and the Department for Environment and Water. The plan must incorporate measures and actions to address (but not be limited to) the following issues:

(a) a site plan identifying all water related features and infrastructure for the storage, treatment and/or reuse of potable water, stormwater, wastewater and irrigation water;
(b) water balance information, including the total water needs of all components of the development;
(c) observation wells and a water level and water quality monitoring program;
(d) total wastewater generation from the development (based on projected wastewater volumes per day);
(e) predicted greywater generation volumes and a description of how all greywater will be collected, stored and re-used on site (if greywater is to be collected separately to wastewater);
(f) predicted evaporative losses from water and wastewater storages;
(g) a description of how all wastewater will be collected, stored and re-used on site (including the capacity of the system);
(h) a Reclaimed Water Irrigation Management Plan, prepared in accordance with the EPA Guideline 'Wastewater Irrigation Management Plan – a Drafting Guide for Wastewater Irrigators' (June 2009);
(i) details of the proposed wastewater storage lagoon liners, prepared in accordance with the EPA Guideline 'Wastewater Lagoon Construction' (November 2014);
(j) predicted stormwater generation volumes and details of stormwater quality improvements, including the location and sizing of bio-retention swales and basins, anticipated quality improvements and details of any other proposed stormwater quality treatment features;
(k) management of the potential impacts from nutrient and chemical runoff from the golf course, including details regarding the management of pesticides and herbicides, in accordance with the EPA 'Guidelines for Responsible Pesticide Use' (December 2005) and the EPA 'Safe and Effective Pesticide Use: a Handbook for Commercial Spray Operators';
(l) control of the spread of turf grasses; and
(m) contingencies to address any detrimental effects, especially on local hydrology.

11. Preparation and implementation of a Cultural Heritage Management Plan for the site (including the infrastructure corridors), to be prepared in consultation with relevant Aboriginal heritage representatives, to establish protocols for the discovery of any Aboriginal sites, objects and/or remains during construction.

During Construction Works and Prior to Operation of the Development

12. All works shall be undertaken in accordance with the approved plans, drawings, specifications and other documentation provided in accordance with conditions 4 to 11 listed above.

The following information shall be submitted for further assessment and approval by the Minister for Planning a minimum of six months prior to commercial operation of the development:

13. Final plans, drawings, specifications and financial and maintenance arrangements (including Deeds of Agreement) associated with road infrastructure upgrades for the intersection of Hog Bay Road and Davies Road, prepared in consultation with the Department of Planning, Transport & Infrastructure and the Kangaroo Island Council. All works shall then be fully completed prior to commercial operation of the development.

14. Final plans, drawings, specifications and financial and maintenance arrangements (including Deeds of Agreement) associated with road infrastructure upgrades for Davies Road and Cathers Road, prepared to the reasonable satisfaction of the Kangaroo Island Council. All works shall then be fully completed prior to commercial operation of the development.

15. An Operational Environmental Management and Monitoring Plan (OEMMP), prepared in consultation with the Environment Protection Authority, the Department for Environment and Water and the Kangaroo Island Council. The OEMMP must incorporate measures to address (but not be limited to) the following matters:

(a) general operational noise management (such as from machinery noise), to ensure compliance with the Environment Protection (Noise) Policy 2007;
(b) a Waste Management strategy detailing the collection, storage and disposal of waste (for all waste streams) to comply with the Environment Protection (Waste to Resources) Policy 2010;
(c) wastewater collection and treatment to comply with general obligations of the Environment Protection (Water Quality) Policy 2004;

(d) traffic management associated with the preparation of events;
(e) noise from live and/or recorded music and public address systems for events;
(f) a Kangaroo and Wallaby Management Strategy (including any proposed site fencing and implementation of natural barriers);
(g) emergency and evacuation procedures (including a Fire Management Plan prepared in consultation with the Country Fire Service); and
(h) ongoing sustainability initiatives (including power, water, flora and fauna management) and details of proposed methods for ongoing monitoring and reporting.

16. A Native Vegetation Management, Rehabilitation and Revegetation Plan, prepared in consultation with the Department for Environment and Water and the Kangaroo Island Natural Resources Management Board. The plan also should include details on how weeds and pests are to be managed following commencement of operations.

During Operation of the Development

17. Operations on the site shall be undertaken in accordance with the approved plans, drawings, specifications and other documentation provided in accordance with conditions 12 – 16 as listed above.

18. The development/site shall be maintained in a serviceable condition and operated in an orderly manner at all times consistent with conditions of approval, to the satisfaction of the Minister for Planning.

19. Undeveloped allotments shall be maintained in a neat and tidy condition at all times, with soil surfaces stabilised to minimise erosion, to the satisfaction of the Minister for Planning.

20. Recycled water (wastewater, greywater and stormwater) must be stored separately from the main water supply storage in accordance with relevant EPA Guidelines.

21. All liquids that have the ability to cause environmental harm must be stored within a bunded compound that has a capacity of at least 120% of the volume of the largest container, in accordance with the EPA 'Bunding and Spill Management Guidelines' (2007).

22. Prior to the commencement of construction of the clubhouse, the Construction Environmental Management Plan (CEMP) previously prepared by FMG dated 31 January 2025, shall be updated to ensure that works within a sensitive dune system are undertaken in accordance with previously approved guidance (i.e. CEMP prepared by EBS Ecology v7 dated 27 March 2019 for the overall project and Landscape revegetation plan prepared by Oxigen dated February 2025) and to the reasonable satisfaction of the Minister for Planning.

BUILDING RULES

- Stage 1 – No building certification required
- Stage 2 – Water Storage Dam – NIL conditions – proposed development will comply with the building rules if constructed in accordance with the documents stamped by the certifier.
- Stage 3 – Permanent Clubhouse and associated works – one condition.

Stage 3: Clubhouse

23. The engineer shall inspect and confirm the adequacy of the founding depth of the footings prior to the placement of concrete.

ADVISORY NOTES:

a. Final approvals will be required for all structures on site and for each component of the development, including:
   (i) the resort clubhouse building and associated facilities;
   (ii) the tourist accommodation (lodges and suites);
   (iii) storage sheds and other storage structures;
   (iv) the water storage dam; and
   (v) any land division to create certificates of title for separate allotments.

b. In respect of land division documentation, surveyed plans sufficient to satisfy Lands Titles Office procedure should be provided (i.e. lodgement on EDALA to allow for further referral and assessment).

c. Further designs and plans (i.e. subject to separate applications to the Minister for Planning) will be required should further development approval be sought for dwellings or additional tourist accommodation.

d. Construction of each stage of the development may commence only after a Building Rules assessment and certification has been undertaken in relation to that stage and has been issued by an accredited professional undertaking Building Rules assessments, and the Minister for has received a copy of the relevant certification documentation and issued a fi.

e. An accredited professional undertaking Building Rules assessments for each stage must ensure that the assessment and certification for any stage is consistent with this development authorisation (including any conditions or advisory notes that apply in relation to this development authorisation). This also includes the following requirements –
    (i) provide to the Minister the required building certification documentation, to the extent that may be relevant and appropriate-
    (ii) related secondary approvals and classifications
    (iii) proof of Construction Industry Training Fund Act 1993 payment.

f. Should the applicant wish to vary the previously approved Major Development or any of its approved components, an application may be submitted, provided that the development application variation remains within the ambit of the Public Environmental Report and Assessment Report referred to in this development authorisation. If an application variation involves substantial changes to the proposal, pursuant to Section 114 of the *Planning, Development and Infrastructure Act 2016*, the applicant may be required to prepare an amended Public Environmental Report for public inspection and purchase. An amended Assessment Report may also be required to assess any new issues not covered by the original Assessment Report and a decision made by the Minister pursuant to Section 115(8) of the new Act.

g. The applicant's CEMMP and other Plans should be prepared taking into consideration (and with explicit reference to) relevant EPA policies and guideline documents, including, but not limited to:
    (i) the Environment Protection (Air Quality) Policy 1994;
    (ii) the Environment Protection (Noise) Policy 2007;
    (iii) the Environment Protection (Water Quality) Policy 2003;
    (iv) the Environment Protection (National Pollutant Inventory) Policy 2008;
    (v) the Standard for the Production and Use of Waste Derived Fill (if applicable) (2013);
    (vi) the Bunding and Spill Management Guidelines (2012);
    (vii) the Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry (1999);
    (viii) Handbooks for Pollution Avoidance; and
    (ix) any other legislative requirements, Guidelines and Australian Standards requiring compliance.

h. All works and activities must be undertaken in accordance with the General Environmental Duty as defined in Part 4, section 25(1) of the *Environment Protection Act 1993* (which requires that a person must not undertake any activity, which pollutes, or may pollute; without taking all reasonable and practical measures to prevent or minimise harm to the environment), relevant Environment Protection Policies made under Part 5 of the *Environment Protection Act 1993* and other relevant publications and guidelines.

i. A site contamination consultant must be engaged to prepare the Preliminary Site Investigation Report, in accordance with Schedules A and B of the National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM). If the report identifies that a potentially contaminating activity has occurred, an accredited Site Contamination Auditor must provide a Site Contamination Audit Report that states the site is suitable for residential use or the site does not pose unacceptable risks to human health and the environment for the proposed commercial area (e.g. short term tourist accommodation).

j. Statements by site contamination consultants in relation to site contamination must be clearly qualified as to the existence of site contamination at the site by specifying the land uses that were taken into account in forming that opinion as required by Section 103ZA of the *Environment Protection Act 1993.*

k. Best practice with regard to bioretention is considered to be a design which uses the guidance contained in the Cooperative Research Centre ‘Water Sensitive Cites Guidelines for Stormwater Biofiltration Systems – Summary Report’ (2015), available at: www.watersensitivecities.org.au. To be effective at treating stormwater on a long term basis, it is recommended that at least 50% of the plants used for bioretention are those recommended in the Report.

l. The applicant is reminded of its obligations under the *Native Vegetation Regulations 2003* whereby any native vegetation clearance must be undertaken in accordance with a management plan that has been approved by the Native Vegetation Council that results in a significant environmental benefit on the property where the development is being undertaken, or a payment is made into the Native Vegetation Fund of an amount considered by the Native Vegetation Council to be sufficient to achieve a significant environmental benefit in the manner contemplated by section 21(6) of the *Native Vegetation Act 1991,* prior to any clearance occurring.

m. Kangaroos are protected under the *National Parks and Wildlife Act 1972*. South Australia has a Kangaroo Management Plan which has been approved under federal legislation, and a planning decision does not include approvals for the culling of Kangaroos, which is a separate matter to be carefully managed in consultation with the for Environment and Water and Natural Resources Kangaroo Island.

n. The applicant is reminded of its obligations under the *Aboriginal Heritage Act 1988,* whereby any 'clearance' work that may require permission to disturb, damage or destroy Aboriginal Sites, must be undertaken with the full authorisation of the Minister for Aboriginal Affairs and Reconciliation, according to Section 23 of the Act.

o. The applicant, and all agents, employees and contractors, such as construction crews, must be conversant with the provisions of the *Aboriginal Heritage Act 1988*, particularly the requirement to immediately contact the Department of Aboriginal Affairs and Reconciliation in the event that archaeological items (especially skeletal material) are uncovered during earthmoving.

p. The applicant is reminded of its obligations under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), not to undertake any activity that could have a significant impact on any matter of National Environmental Significance, without first referring it to Commonwealth Minister for the Environment for consideration under the Act.

q. The Minister has a specific power to require testing, monitoring, auditing and reporting under Section 117 of the *Planning, Development and Infrastructure Act 2016.*

r. The proponent is reminded of requirements under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 not to undertake any activity that could have a significant effect on any matter of National Environmental Significance without the approval of the Commonwealth Minister for Environment.

s. In relation to DA 520/D010/22, the Native Vegetation Unit (DEW) advises that if native vegetation is to be cleared to construct a new fence the Native Vegetation Council is to be notified prior to undertaking clearance. Information can be found at webpage: https://www.environment.sa.gov.au/topics/native-vegetation/clearing/fences

t. For the clubhouse, relevant building rules notes are contained in the certification and performance solution decisions of the private certifier dated 1 June 2026, the relevant notices being appended to this decision notification.

INFORMATION TO BE INCLUDED ON DECISION TO GRANT DEVELOPMENT APPROVAL PURSUANT TO SECTION 99(4) OF THE ACT

CONTACT DETAILS OF CONSENT AUTHORITIES:

Name: Minister for Planning	Type of consent: Development Authorisation
Postal Address: GPO Box 1815, ADELAIDE SA 5001	
Telephone 1800 752 664	Email: spcapplications@sa.gov.au

ATTACHMENT 1 – FINAL PLANS

STAGE1

Preliminary Works

- Fencing – not development
- Weed control – not development

STAGE 2

Water Storage Dam

Name	Ref	Rev	Date
~~**PRELIMINARY DESIGN APPROVAL**~~ ~~The Cliffs Kangaroo Island – Golf Course Masterplan (location of Maintenance Facility and Storage Dam only) – 2 Sheets~~			~~October 2022~~
~~FMG-Kangaroo Island Golf Course - General Construction Plan~~	~~C002~~	~~B~~	~~19.10.22~~
~~FMG- Kangaroo Island Golf Course - Details~~	~~C004~~	~~B~~	~~19.10.22~~
~~FMG- Kangaroo Island Golf Course - Sections~~	~~C005~~	~~B~~	~~19.10.22~~
~~**FINAL DESIGN APPROVAL**~~ ~~Katnich Dodd – Final Building certification documentation package –~~ ~~• FMG Engineering – 35ML Dam - 5 Sheets – (as above)~~ ~~• FMG Civil Specification~~		~~B~~ ~~0~~	~~19.10.22~~ ~~31.01.23~~
PRELIMINARY AND FINAL DESIGN APPROVAL **Pump Shed –** **Wide Span Industrial Buildings** **Sharp Consulting Engineers** **Water Storage Dam (60ML)** **FMG Engineering** **Irrigation Layout and Control Wiring Plans** **Ways With Water Pty Ltd**	 Drawing # AWSI240065 – 22 sheets 4 Sheets C001-C005 5 sheets 075.699.1 8 Sheets	 3	 22.7.24 22.7.24 2.7.24 9.10.23
FINAL BUILDING CERTIFICATION Variation to Stage 2 - Certificate of Compliance with the Building Rules pursuant to Section 118 of the PDI Act (issued by Katnich Dodd) 35 pages	PC64560.1	n/a	13.8.24

STAGE 3

Clubhouse

Name	Ref	Rev	Date
FINAL DESIGN APPROVAL			
Walter Brooke - The Cliffs Clubhouse	Drawings WD-0-000 Rev A to WD-8-200 Rev A (various) dated 7.11.25 – Stage 2 BRC (26 Sheets);	A	7.11.25

FMG Clubhouse Structural Drawings	S000-S051 (12 Sheets)	Various	17.11.25
FMG Storage Shed Structural Drawings	S300-S302 Rev P2 dated (4 Sheets);	P2	7.11.25
FMG General Construction Sheets – Site Layout	C001-C004 (4 Sheets)	B5	13.4.26
Fluid Environmental PL Wastewater System: Layout (marked up on Landscaping Plan)	n/a	V3	6.6.25
Oxigen: The Cliffs Kangaroos Island – Landscape Package (including Drawing 101 Rev P).	Project No 23.058	n/a	23.09.25
FINAL BUILDING CERTIFICATION Certificate of Compliance with the Building Rules pursuant to Section 118 of the PDI Act (issued by Katnich Dodd) and related Performance solution (fire hydrant system). 1177 pages	PC64560.1	n/a	1.6.26

STAGE 4

Maintenance Facility

Name	Ref	Rev	Date
The Cliffs Kangaroo Island – Golf Course Masterplan (location of Maintenance Facility and Storage Dam only) – 2 Sheets			October 2022
IKC – Elevations – 60M x 20M x 3.6M	Concept-KU-B3		4.8.22
IKC – Floor Plan Layout – 60M x 20M x 3.6M	Concept-KU-B1		4.8.22
IKC – Footing Layout – 60M x 20M x 3.6M	Concept-KU-B2		4.8.22

KD Building Certifiers

PC64560.1

PLANNING DEVELOPMENT AND INFRASTRUCTURE ACT, 2016
CERTIFICATE OF COMPLIANCE IN RESPECT TO THE BUILDING RULES PURSUANT TO SECTION 118
MAJOR DEVELOPMENT

BUILDING WORK:	Construction of an international standard, links-style golf course resort, with clubhouse, accommodation (for visitors and staff), residential allotments (5), entry road, associated services and infrastructure. **STAGE 3 – CLUBHOUSE**
SITE ADDRESS	DAVIES AND CATHERS ROAD, PELICAN LAGOON
APPLICANT:	THE CLIFFS KANGAROO ISLAND PTY LTD
OWNER:	THE CLIFFS KANGAROO ISLAND PTY LTD
CLASSIFICATION:	6/9b
DEVELOPMENT APPLN:	520/P009/17 – MINISTER OF PLANNING – Government Gazette 10 April 2025

The proposed development as detailed in the attached documents has been assessed in respect of the *building rules* as defined in the PDI Act. The proposed development will comply with the *building rules* if constructed in accordance with the documents stamped by KD Building Certifiers, subject to the following conditions:

1..The engineer shall inspect and confirm the adequacy of the founding depth of the footings prior to the placement of concrete.

BCA-B1

Notes:

This Certificate is issued as per the requirements of Section 131(21) of the Planning, Development and Infrastructure Act 2016 by an Accredited Professional, as complying with the provisions of the National Construction Code (or the Building Rules as modified according to criteria prescribed by the Regulations).

The appropriate levy must be paid under the Construction Industry Training Fund Act 1993. (It has been confirmed that the levy is applicable to State Crown projects. Refer also to Regulation 79(3)(b)).

Given the unique nature associated with the design and installation of the bracing requirements associated with Section 8 of AS1170.4 – Design of Parts and Components, it is recommended that the builder ensure that the trades installing walls, ceilings and services are aware of their obligations to include as part of their installation bracing to resist earthquake loading applicable to their installations. This may involve the services of specialist engineers who can assist in determining the best application for the project. Early consideration of this aspect is recommended so as to avoid clash of services or the inability to install such bracing which may result in either costly outcomes or non compliant solutions. It is also recommended that the builder/owner as part of their completion documentation seek validation from their trades that this has been carried out.

The proprietary type materials and products as specified either on the architectural plans or specification are to be selected and installed in accordance with the manufacturers recommendations and relevant standards.

In assessing this application, the performance solution for the use of a non-deemed-to-satisfy external wall cladding has been considered. The cladding system has been assessed as satisfying performance requirements B1P1 (structure) and F1P2 and F3P1 (weatherproofing – external wall) through the receipt of certificates / reports. Any change to the external cladding used will require an amendment to the consent to be sought.

The certified drawings/ documents will be issued by the Council with the notification of development approval.

The drawings are stamped "Not for Construction". Future changes may require separate approval.

The *Fire Hazard Properties* of wall, floor and ceiling linings, and air-handling ductwork shall comply with Clause C2D11 of the BCA.

Fire precautions must be taken during construction in accordance with BCA-E1D16. The builder must also ensure, once the method of construction has been determined, that the design of the building/structure adequately accommodates the anticipated *construction activity actions.*

The person proposing to undertake building work on land (or who is in charge of such work) is warned of their obligation to give the Council notice at stages prescribed in Regulation 74

SCHEDULE OF ESSENTIAL SAFETY PROVISIONS: sub-regulations 94(5), (6), (7) and (8)requires that the relevant authority on granting building rules consent, issue a schedule that specifies the essential safety provisions for the building and the standards or requirements for the maintenance and testing in respect each of those essential safety provisions set out Ministerial Building Standard MBS 002. The items to be inspected or tested are detailed on the attached schedule.

Proof of maintenance must be provided to Council each calendar year by the building owner.

CERTIFICATE OF OCCUPANCY: A Certificate of Occupancy is required to be issued in relation to the proposed development. Council will, before granting a certificate of occupancy, require:

1. a Statement of Compliance, the first part signed by a licensed building work contractor responsible for carrying out the relevant work, or if there is no such licensed building work contractor, by a registered building work supervisor or private certifier, the second part signed by the owner of the relevant land, or by someone acting on his or her behalf (Note - a blank copy of a Statement of Compliance is available on the SA planning portal)
2. certificates, reports or other documents required by Council to be furnished (as notified with the approval pursuant to Regulation 57(8)(c))
3. evidence that all conditions have been satisfied
4. a certificate of compliance for each essential safety provision, in the appropriate form prescribed in Ministerial Building Standard MBS 002, signed by the installer of the safety provision, or where the installer is a company, signed by the manager responsible for the installation work; and
5. where a building is equipped with a booster assembly for use by fire fighters; or, to have installed a fire alarm that transmits a signal to a fire station; and facilities for fire detection, fire fighting or the control of smoke must be installed in the building pursuant to an approval under the Act, the Council must not grant a certificate of occupancy unless or until it has sought a report from the fire authority as to whether those facilities have been installed and operate satisfactorily.

PLEASE ENSURE THAT THESE FORMS ARE PASSED ON TO THE OWNER & BUILDER.

The certificate of occupancy will prescribe the following maximum number of occupants

STOREY	PORTION	CLASSIFICATION	MAX OCCUPANCY
Ground	Restaurant/clubhouse	6/9b	400 (350 Patrons + 50 staff)

For building work prescribed in Regulation 64(and Schedule 10), the building owner, must, at least 28 days before the building work is commenced cause to be served on the owner of the affected land or premises a notice of intention to perform the building work and the nature of that work, as required by Section 139

Pursuant to the Local Government Act, the builder may be required to erect and maintain hoardings and platforms for the protection of the public on adjoining streets and footpaths as directed by the Council.

All steelwork, including wall ties and lintels in the masonry and metal bracing and tie downs shall be protected against corrosion in accordance with AS1684 and AS3700 if the structure is within 1 kilometre of the coast (note AS3700 requires the use of stainless steel masonry wall ties, M4 mortar and lintels to durability class R4 where within 100m of a non surf coast or 1km of a surf coast).

The location, design and capacity of the stormwater discharge at the property alignment should be approved by council prior to site-works commencing. The drainage system should be completed by the finish of construction of the building. (Clause 5.5.3 of AS 2870)

The box gutter, rain-head and overflow shall be constructed in accordance with AS/NZS 3500.3 – Stormwater drainage. The hydraulic capacity of the overflow device shall be not less than the design flow of the associated gutter outlet.

AS3660.1- 'Termite Management - New Building Work', sets out methods for minimising the risk to new buildings from damage to their structural members by subterranean termites by deterring concealed entry by termites from the soil to the building. A termite barrier system constructed in accordance with this standard can not prevent termite attack, as barriers may be bridged or breached. Where termites bridge barriers the evidence may be detected during inspections which need to be carried out at intervals not exceeding 12 months to reduce the risk of termite damage A durable notice shall be permanently fixed to the building in a prominent location such as a meter box or the like

indicating the method of protection; and the date of installation of the system; and where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and the need to maintain and inspect the system on a regular basis.

Building work adjacent to a property boundary and/or existing structure is proposed and this may compromise the effectiveness of the termite barrier. Documentation on the limitations of the termite barrier installed in this regard should be provided to the building owner.

Particular care should be exercised to ensure that the plumbing and perimeter paving is installed in accordance with the requirements of AS 2870 and engineers details.

The damp proof membrane continuous under the slab / footing construction must comply with BCA Vol 2 Clause SA 3.2.2.6 and AS2870 Clause 5.3.3 – 0.2mm nominal thickness polyethylene film, high impact resistant with resistance to puncturing and moisture penetration and branded continuously "*AS2870 concrete underlay, 0.2mm high impact resistance*" together with the manufacturer's or distributor's name, trademark or code

Wet area details including floor grades, set-downs and water resistant surfaces shall comply with AS3740 and BCA Clauses BCA-F2D2, Spec 26 & SA F2D2

The magnetic door strikes to required exit doors shall be selected to fail to the open position.

All timbers exposed to the weather or in contact with the ground shall be durability class 1 or 2 (AS1720) or shall be adequately treated with preservative (AS1604). All nails used for framing, anchors and straps shall be corrosion protected. Nails used in joints that are continuously damp or exposed to the weather shall be hot-dip galvanised, stainless steel or monel metal.

The assessment of the timber framing has been based on the understanding that the timber to be used for all structural elements has a minimum joint strength group of J4 or JD4

All glazing shall be glazed in accordance with AS1288, including safety glass for full height windows, glazed doors, side panels and windows located over or adjacent to a bath/shower.

IMPORTANT: This report does not imply compliance with the Electricity Act, 1996 as amended (building within prescribed distances of adjacent power lines) or the regulations thereunder (including Regulations prescribed for purposes of Section 86), the Work Health & Safety Act 2012, the (State) Equal Opportunity Act, 1984, or with the Commonwealth Disability Discrimination Act, 1993 as amended or with any of the regulations under those Acts. It is the responsibility of the owner and the person erecting the building to ensure compliance with same.

KD BUILDING CERTIFIERS PTY LTD
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Vic Barone 1 June, 2026
Certificate of Registration as Accredited Professional No. APB20190014
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PC64560.1

PERFORMANCE SOLUTION

ASSESSMENT OF BUILDING CODE OF AUSTRALIA PERFORMANCE REQUIREMENT

BUILDING WORK:	Construction of an international standard, links-style golf course resort, with clubhouse, accommodation (for visitors and staff), residential allotments (5), entry road, associated services and infrastructure. **STAGE 3 – CLUBHOUSE**
SITE ADDRESS	DAVIES AND CATHERS ROAD, PELICAN LAGOON
APPLICANT:	THE CLIFFS KANGAROO ISLAND PTY LTD
OWNER:	THE CLIFFS KANGAROO ISLAND PTY LTD
CLASSIFICATION:	6/9b
DEVELOPMENT APPLN:	520/P009/17 – MINISTER OF PLANNING – Government Gazette 10 April 2025

Performance requirement	Deemed to satisfy	Performance Solution
E1P3	**BCA-E1D2**	It is proposed to rationalise the fire hydrant system provided to the remote site for the following: • Site to only consist of a sprinkler hydrant pump in lieu of dual pumps • Fire hydrant capacity to contain 10L/s in lieu of 20L/s

ASSESSMENT METHOD (Refer BCA Introduction.)

- [√] Documentary evidence as described in A2.2
- [√] Verification Methods

  Verification methods may include the following:
  (a) Calculations - using analytical methods or mathematical models.
  (b) Tests - using a technical procedure either on site or in a laboratory to directly measure compliance with one or more performance criteria.
  (c) Other methods accepted by the relevant authority.
- [√] Comparison with Deemed-to Satisfy Provisions

  Where Alternative Solutions are used, comparison with the relevant Deemed-to-Satisfy Provisions to determine that they at least perform in an equivalent manner.
- [√] The opinions of suitably qualified and experienced technical experts

SUPPORTING DOCUMENTATION

- South Australian Country Fire Services Fire Safety Department "Fire Service Comment & Report" Reference number A2713083 ; dated 1st December 2025
- Fire Engineering Report – Lucid Consulting Australia – Document Reference : LCE21467-014 – Revision C ; Dated 01/12/2025

REASONING

The expert opinion of the South Australian Fire Services Fire Safety Department has been accepted and relied upon.

It is determined that the proposed performance alternative satisfies the performance requirement, subject to

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PC 64560.1

PDI ACT, 2016

Ministerial Building Standard MBS 002

FORM 1

SCHEDULE OF ESSENTIAL SAFETY PROVISIONS

BUILDING WORK:	Construction of an international standard, links-style golf course resort, with clubhouse, accommodation (for visitors and staff), residential allotments (5), entry road, associated services and infrastructure. **STAGE 3 – CLUBHOUSE**
SITE ADDRESS	DAVIES AND CATHERS ROAD, PELICAN LAGOON
APPLICANT:	THE CLIFFS KANGAROO ISLAND PTY LTD
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CLASSIFICATION:	6/9b
DEVELOPMENT APPLN:	520/P009/17 – MINISTER OF PLANNING – Government Gazette 10 April 2025

This is to specify the essential safety provisions required for the above building and the standards/codes/conditions of approval for maintenance and testing in respect of each of those provisions:

Table 1.1 – List of ESPs installed or to be installed in the building, the relevant installation standards to be used and the standards and other requirements for maintenance and testing

COLUMN 1 **List of essential safety provisions (ESPs) installed or to be installed in the building**	**COLUMN 2** **The applicable installation standards (or baseline data to be maintained)**	**COLUMN 3** **Standards or other requirements for maintenance and testing of ESPs**
1 Structural fire protection and compartmentation		
(a) Fire resistant materials applied to building elements, including intumescent paints, fire protective sprays, coatings and boards. (b) Service yard shed all the separating walls achieving minimum FRL of 2hr	NCC Volume One - Section C (as applicable)	Annual inspections to check the integrity of fire resistant materials and/or as prescribed in AS 1851, sections 1 and 12.
(c) Fire hazard properties of floor, wall and ceiling linings; floor coverings, air handling ductwork, lift cars, non-required and non-fire isolated stairways or ramps, attachments to internal floors, walls and ceilings, insulation, proscenium curtain and auditorium seating, etc	NCC Volume One – Specification 7	Annual inspection to identify any changes to linings and finishes
(d) Service penetrations through fire resistant structures (includes fire walls including control joints).	NCC Volume One - Parts C3 and C4 and Specifications 5 and 13	Annual inspections for damage or deterioration; identify and rectify any non-compliance; and as prescribed in AS1851, sections 1 and 12 for protection of structural elements.

2 Means of egress		
(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions and protection of openable windows.	NCC Volume One - Section D (as applicable) and section G (as applicable)	Three monthly inspection of exits and paths of travel to exits to check their ongoing compliance and ensure there are no impediments that could delay or prevent occupants evacuating to a safe place in an emergency.
3 Signs		
(a) Illuminated exit signs (including internally and externally illuminated exit signs	NCC Volume One – Clauses E4D5 and E4D8; and AS 2293.1	Check monthly that exit signs are not damaged, and continue to be clearly visible to persons approaching the exit. In addition, six monthly and yearly procedures as prescribed in AS/NZS 2293.2 sections 2 or 3 as relevant to the type of system (a single point or central system).
4 Emergency lighting		
(a) Emergency lighting	NCC Volume One - Clause E4D2 and E4D4 and AS2293.1.	Check power availability monthly. In addition, six monthly and yearly procedures as prescribed in AS/NZS2293.2 sections 2 or 3.
5 Fire-fighting services and equipment		
(a) Fire pump sets	Section 6 of AS 2419.1; sections 4 and 12 of AS 2118.1; and AS2941	As prescribed in AS 1851, sections 1 and 3.
(b) Water storage tanks for fire protection systems.	NCC Volume One - Part E1, AS 2118 and AS2419.1. Min Spec SA H3.2 and SA Fire Authorities' Policy No 14 where applicable.	As prescribed in AS 1851, sections 1 and 5.
(c) Fire hydrant installations, including fire mains and booster assemblies	NCC Volume One - Clause E1D2; and AS2419.1.	As prescribed in AS 1851, sections 1 and 4.
(d) Fire hose reels	NCC Volume One - Clause E1D3; and AS2441.	As prescribed in AS1851, sections 1 and 9.
(e) Portable fire extinguishers	NCC Volume One – Clause E1D14; and AS2444	As prescribed in AS 1851, sections 1 and 10 and check annually that no additional risks have arisen due to the changed nature or quantity of materials stored, displayed or used in the building.

(f) Fire sprinkler installations	NCC Volume One – Clause E1D4, E1D6 5, Specification E1.5 and the relevant part of either AS2118.1, AS2118.4 or AS2118.6. G3D4, G3.8 and Specification G3D8 for atriums	As prescribed in AS1851, sections 1 and 2. Where specialist systems are installed, check the relevant building and occupancy constraints are maintained (refer to (j) below).
6 Fire and smoke control features of mechanical services		
(e) Kitchen exhaust systems, including grease filters	NCC Volume One – Clause F6D12, AS/NZS1668.1 and AS1668.2.	As prescribed in AS1851, sections 1 and 13.
7 Automatic fire detection and alarm systems		
(a) Fire detection and alarm systems	NCC Volume One - Clause E2D3 and Specification 20 and AS1670.; G3D8 and Specification 31 for atriums	As prescribed in AS1851, sections 1 and 6.
(c) Building occupant warning systems	NCC Volume One - Specifications 17 and 20, AS1670.1 and AS 2293.1.	As prescribed in AS1851, sections 1 and 6.
8 Access for fire appliances		
(a) Vehicular access for fire appliances (stated in the CFS REG 45)	NCC Volume One - Clause C3D5	Annual inspection to ensure unobstructed access to buildings and fire fighting facilities is maintained

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